

The undersigned Walter B. Gurney and Diana L. Gurney, his wife of
RD 1 Box 337, Moundsville, WV 26041
Janet Lebron, a single woman of
7391 NE 90th St. Bronson, FL 32621 as

Lessor and TriEnergy, Inc. P.O. Box 89, Sewickley, PA 15143, as Lessee, entered into an Oil and Gas Lease as of the 18th day of April, 20 08. Said lease covers all that certain tract of land situate in the District of Washington, in Marshall County, West Virginia, bounded and described generally as follows:

On the North by: Hartley

On the East by: Schrack

On the South by: Young

On the West by: Kittle

Tax Parcel No: 14-6-4, 14-6-4.2, 14-6-4.3, 14-6-4.4, 14-6-5.1, 14-6-5.18, 14-6-5.2, 14-6-4.8, 14-6-5.19, 14-6-4.9, 14-6.9.1 14-6.5 & 14-6.5.17

Containing 136.414 acres, more or less, being the same land conveyed by Deed and recorded in the records of said county in Book 493, 585, 560, Page 573, 570, 142.

Under the terms of the aforesaid lease, the said property was leased by Lessor to Lessee for a term of Three (3) years from the date thereof and so long thereafter as oil or gas are produced from said land in paying quantities or the lease is otherwise maintained pursuant to the provisions thereof.

Under the terms of said lease, the Lessee has a first option to renew the lease for a further like term, which option must be exercised within sixty (60) days of the expiration of said lease.

Dated: Apr. 1 18th, 20 08.

WITNESS:

Matthew Riva

Matthew Riva

Walter B. Gurney (SEAL)

Janet Lebron (SEAL)

Janet Lebron

Diana B. Gurney (SEAL)

Diana B. Gurney

State of W. Virginia)

County of Marshall)

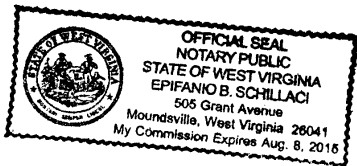
ss:

On the 18th day of July in the year 2008, before me, the undersigned, a Notary Public in and for said state, personally appeared Janet Lebron

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:



Epifanio B. Schillaci
Notary Public

JAN PEST
MARSHALL County 03:22:11 PM
Instrument No 1257774
Date Recorded 09/11/2008
Document Type O&G
Book-Page 671-620
Recording Fee \$5.00
Additional \$6.00

Prepared by:

TriEnergy, Inc., P.O. Box 89, Sewickley, PA 15143

Approved by:

STATE OF WEST VIRGINIA, MARSHALL COUNTY, SCT.:

I, JAN PEST, Clerk of the County Commission of said County, do hereby certify that the annexed writing, bearing date on the 18th day of April 2008, was presented for and by me, admitted to record in my office upon the above certificate as to the parties therein named this 11th day of September 2008 at 3:22 o'clock P.M.

TESTE:

Jan Pest

Clerk.